



INVEST IN YOURSELF - INVEST IN YOUR FUTURE



Discover El Encanto del Sur in Nicaragua
Real Estate Scouting and R&R or Adventure Trip

Choose from: Feb 12-15 or June 18-21 2015
4 Days / 3 Nights With Optional 4 Day / 3 Night Trip
Extension



In Partnership with Tico Guide Travel and Nica Adventures



ABOUT EL ENCANTO DEL SUR



El Encanto has a great diversity of terrain with phases that offer varied lot sizes and view options. Miles of trails thread within the property, to be taken in on foot, bike or horseback. Each of the phases has its own personality and opportunities.

Acre upon acre running through the deep forest, from sea to sky level. From the Casitas, only a 15 minute walk to town, El Encanto climbs up the hill through the Nacasola, Mesa, and Cascadas section, topping out our current phase at around 500 feet in Suenos. To the East is the continental divide—at 1000 feet, still part of El Encanto's 350 acres.

El Encanto is close to San Juan del Sur, really. From our gate it's 6 minutes by car, and only a 15 minute stroll over the footbridge. It's nice to be away from everything, until you want something. Like a coffee and home-made pastry in the morning. Or a freshly caught filet of fish for lunch. Or a beer with friends you know, and those you haven't met yet. You get the picture.. not too close and not too far is just right.

Learn more about El Encanto at: www.elencantodelsur.com





WHY INVEST IN EL ENCANTO



El Encanto del Sur is a fast-growing community perfectly positioned to take in all the best Nicaragua has to offer. Whether you're looking for a vacation home, a rental property or even a place to retire down the line, you're in the right place.

Want to just get away? Or jump right into the action? Here you can do both. Up on our hill, take in the tranquility and tropical breeze while gazing out over the Pacific. Do nothing, if that's your thing. Or head into town a mere 6 minute drive away. In San Juan del Sur you'll find all manner of restaurants, classic beach bars, and local shops all packaged in a charmingly rustic colonial setting.

And the beaches? They're everywhere, spreading north and south, mile after mile of largely untouched and beautifully underpopulated stretches of sand and surf. You can have your surf in sizes from kiddy-pool small to watch-out-overhead, just choose your beach.

Beyond the beach, horseback riding, sport fishing, ziplining, mountain biking and more await in San Juan itself. Go just a bit further afield and add to your itinerary the twin volcanoes of Ometepe, the colonial charm of Granada, turtle sanctuaries, coffee plantations, and if you're looking for that extra bit of thrill, volcano boarding.

All of this in one of the safest, least spoiled and most affordable tropical destinations you'll find anywhere in the world. We invite you to come see it and experience it all yourself. Who knows, you may even stay awhile.....

Top Reasons to Invest in Nicaragua

#1: Quality of Life

(Fresh water, air quality, healthy living, organic foods)

#2: Affordable Land & Living

(Property and building costs are much lower than Costa Rica and other Latin safe-havens)

#3: Like-Minded People & Community

(El Encanto attracts open-minded people, with an interest in an active and healthy lifestyle. Many owners are from the US and Canada.)

#4: Close-Proximity to USA

(Travel time is under 8 hours from most US cities)

#5: Year-round Temperate Climate

(Tropical temperate Micro-climates & year round warm temperatures)

#6: Affordable & Quality Health-Care

(US Standard Hospitals, Clinics and Medical Care)



DISCOVER NICARAGUA TRAVEL PACKAGES

4 DAYS / 3 NIGHTS
THURSDAY - SUNDAY

Day 1: Thursday

Arrive in Nicaragua on Avianca Red-eye / Transfer to Granada /
Granada City Tour / Welcome Dinner / Overnight in Granada

Day 2: Friday

Transfer to San Juan del Sur / San Juan del Sur City Tour
Group Afternoon Activity: Sunset Sailing Tour to Playa Hermosa
Overnight in San Juan del Sur

Day 3: Saturday

Visit El Encanto del Sur Development & Surrounding Area
Optional Afternoon Activities: Surf or Yoga Class or R&R at the beach
Overnight in San Juan del Sur

Day 4: Sunday

Transfer to Managua Airport / Travel Home
Or Option for Trip Extension for 4 Days / 3 Nights





TRIP EXTENSIONS

4 DAYS / 3 NIGHTS
SUNDAY - WEDNESDAY

Trip Extension #1: (Discover the Pacific Coast)

Day 1: Explore beaches in and around San Juan del Sur / Stay at Pelican Eyes

Day 2: Transfer to Tola / Stay at Aqua Wellness Center

Day 3: Explore beaches in Tola Area (free Yoga / Sea Kayaking)

Day 4: Morning on the beach / Transfer to Airport / Flight back to USA

Trip Extension #2: (Discover the Lakes & Volcanos)

Day 1: Transfer to Ometepe Island / Optional Tour to Charco Verde Reserve

Day 2: Ometepe Island / Optional Tours (Hike Volcanos / River Kakaying / Canopy Tour)

Day 3: Transfer to Granada / Visit Mombacho Volcano Natural Reserve

Day 4: Morning in Granada / Transfer to Airport / Flight back to USA

Trip Extension #3: (Discover the Coffee & Cacao Region)

Day 1: Transfer to Matagalpa / Hike and stay at Selva Negra Mountain Lodge

Day 2: Coffee & Sustainability Tour / Option to visit a Cacao/Chocolate Farm

Day 3: Nature & Bird Watching Tour at Selva Negra

Day 4: Morning at Selva Negra / Transfer to Airport / Flight back to USA

Trip Extension #4: (Discover the Caribbean Islands)

Day 1: Transfer to Managua / Fly to Big Corn Island / Transfer to Little Corn Island

Day 2: R&R on Little Corn Island / Optional activities - Yoga, SCUBA/Snorkel, Sea Kayaking

Day 3: R&R on Little Corn Island / Optional activities - Yoga, SCUBA/Snorkel, Sea Kayaking

Day 4: Transfer to Big Corn Island / Fly to Managua / Spend Last night in Managua

Day 5: Spend Day in Managua (Optional City Tour) / Transfer to Airport / Flight back to USA



ACTIVITIES AVAILABLE:

- * Surfing & Surf Lessons
- * Sailing & Fishing
- * Horseback Riding
- * Hiking & Wildlife Viewing
- * Golf & Tennis
- * Mountain Biking
- * Yoga & Wellness
- * Spanish Classes
- * Arts & Culture Immersion
- * SCUBA Diving & Snorkeling
- * Sea & Lake Kayaking
- * Coffee, Cacao, & Organic Farm Tours



ABOUT YOUR HOSTS

About Your Hosts:

Dhruv Gulati is the Managing Partner and Founder of El Encanto del Sur. His desire to create a dynamic and sustainable community in Central America led him around Belize, Costa Rica and Panama before deciding on Nicaragua. In 2006 Dhruv and his partners found a special piece of land just outside San Juan del Sur, the land that became El Encanto. The vision then and now, is to combine proximity to San Juan and all the activities that offers with the beauty of the unspoiled landscape and dramatic views of the Pacific.



Will Pattison is the Preferred Builder and General Manager for El Encanto. His company, Grupo Max, is responsible for many fine homes at El Encanto and around San Juan and is dedicated to sustainable and energy efficient building practices. Will and his wife Vanessa moved from California to San Juan del Sur in 2005, and since have split time between running their successful businesses (Zen Yoga, for Vanessa) and taking advantage of the beach life with their two growing boys.



About Your Tour Guide:

Harlow is the owner of Tico Guide Travel, and is a bilingual Costa Rica & Latin America travel and real estate specialist and tour guide who has spent most of his life living and traveling in Latin America. Harlow has personally traveled, researched and lead groups to Costa Rica and Latin America on over 60 trips, and has provided travel planning and consulting services to hundreds of individuals, couples, families and groups since he started his company in 1998. Harlow has also provided professional travel consultation to writers for articles appearing in leading travel magazines including Travel + Leisure, participated in a Traveler Survey and Study for National Geographic Traveler, and his travel photography has been published in Outside Traveler Magazine and dozens of travel brochures and websites. In 2010, Harlow was featured in 7x7 Magazine's Travel Issue as San Francisco's "The Adventurer" traveler.





TRIP COSTS & DETAILS

Trip Dates: Feb 12-15 OR June 18-21 2015 (4 Days / 3 Nights)

With R&R Luxury Lodging Option: \$1,267.00 (Tribal/Pelican Eyes) or \$1,286.00 (Bubu/Pelican Eyes)

With Mid-Range Lodging Option: \$1,093.00 (Patio del Malinche/Posada Azul)

* Above rates are PER PERSON based on Double Occupancy in Shared Room (Two single beds or 1 Double bed - Queen/King)
Single Supplement, Add \$298.00 (Tribal/Pelican Eyes) / \$318.00 (Bubu/Pelican Eyes) / \$153.00 (Patio del Malinche/Posada Azul)

Trip Extensions: Feb 15 - 18 OR June 21-24 2015 (4 Days / 3 Nights)

Extension #1: \$929.00 (Per Person) - Based on Double Occupancy

Extension #2: \$574.00 (Per Person) - Based on Double Occupancy

Extension #3: \$554.00 (Per Person) - Based on Double Occupancy

Extension #4: \$1,536.00 (Per Person) - Based on Double Occupancy *5 Days/4 Nights

What's Included in Real Estate Scouting Trip:

- * 3 Nights Lodging and Breakfasts (1 Night in Granada / 2 Nights in San Juan del Sur)
- Hotels used for R&R Tour Option: Tribal or Bubu in Granada & Pelican Eyes in San Juan del Sur*
- Hotels used for Active Tour Option: Patio de Malinche in Granada / Posada Azul in San Juan del Sur*
- * 1 Lunch Meal on Day 3
- * All Ground Transfers (Managua Airport - Granada - San Juan del Sur - Managua Airport)
- * 1 Group Activity (Sunset Sailing Cruise with Dinner on Day 2)

What's Not Included in Real Estate Scouting Trip:

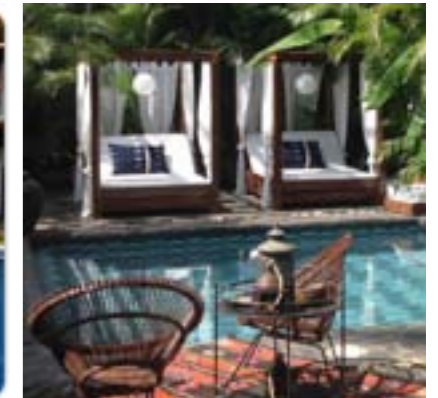
- * International Flights to/from Nicaragua (Flights ~\$670 Round-trip from SFO and LAX)
- * 5 Meals not listed above (Day 1: L, D / Day 2: L / Day 3: L / Day 4: L)
- * Additional Tours/Activities not listed above
- * Tips and Miscellaneous Expenses
- * Airport Exit Fee (\$42)
- * Travel Medical Insurance & Trip Cancellation Insurance (Recommended with TravelGuard)

What's Included in Trip Extensions:

- * 3 Nights Lodging and Breakfasts
- * All Ground Transfers (and Round-trip In-country flights for Trip Extension #4 to Corn Islands)

What's Not Included in Trip Extensions:

- * Lunch and Dinner Meals
- * Tours and Activities during Trip Extensions





HOW TO BOOK

Thank you for your interest in joining our Real Estate Scouting and R&R or Adventure Trip!

For additional information, questions and details regarding the trip (and extensions) and to book your placement, please contact our Trip Planning partner Harlow 'Salvador' Newton at Tico Guide Travel by email at: harlow@ticoguidetravel.com or by phone at: 415-646-6917 (Please leave a VM with your name, # in your party, phone # and email address and Harlow will get back to you within 24 hours).

This trip is limited to 14 guests. Reserve Now to Hold your Space!

Deposits & Final Payments:

- * A \$300 Non-Refundable Deposit is Due to Hold Space
- * Final Payment is due by Jan 19th for the February trip, and June 5th for the June trip

Cancellation Policy:

- 100% Refund (excluding deposit): 90 Days prior to arrival
- 50% Refund (excluding deposit): 60 Days prior to arrival
- No Refund: Under 45 Days Prior to arrival



LIVE & TRAVEL TO COSTA RICA & LATIN AMERICA
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ABOUT NICARAGUA

COUNTRY'S HIGHLIGHTS:



Granada & Leon
Old-World Colonial Cities

Lake Managua & Lake Nicaragua
Two of the largest bodies of fresh water in Central America

San Juan del Sur & Pacific Coast
Mediterranean-style Fishing Village & Small coastal towns

Ometepe
An island in Lake Nicaragua formed by two volcanoes

Rio San Juan
A wildlife refuge and part of the Indio-Maiz Biosphere Reserve

World Class Surfing
Some of the best surf breaks include Playa Colorado & Manzanillo

Caribbean Islands
Big Corn Island and Little Corn Island





Capital: Managua



Top Vacation Destination: San Juan del Sur



Nicaragua Profile

	Government Unitary presidential constitutional republic - President Daniel Ortega (FSLN) - Vice President Omar Halleslevens
	Legislature National Assembly
	Independence from Spain, Mexico and the Federal Republic of Central America - Declared 15 September 1821 - Recognized 25 July 1850 - from the First Mexican Empire 1 July 1823 - from the Federal Republic of Central America 31 May 1838 - Revolution 19 July 1979 - Current constitution 9 January 1987 ^[3]
	Area - Total 130,375 km ² (97th) 50,193 sq mi - Water (%) 7.14
Capital and largest city Managua 12°9'N 86°16'W	Population - 2012 census 6,071,045 ^[4] - Density 51/km ² (155th) 114/sq mi
Official languages Spanish Recognised regional languages English Miskito Rama Sumo Miskito Coastal Creole Garifuna Rama Cay Creole	GDP (PPP) - Total 2014 estimate \$29.899 billion ^[5] - Per capita \$4,849 ^[5]
Ethnic groups (2011^[2]) 69% Mestizo 17% White 9% Black 5% Indigenous	GDP (nominal) - Total 2014 estimate \$11.848 billion ^[5] - Per capita \$1,921 ^[5]
Demonym Nicaraguan Nica (informal) Pinolero (informal)	Gini (2005) 40.5 ^[6] medium
	HDI (2012) 0.599 ^[7] medium · 129th
	Currency Córdoba (NIO)

Source: Wikipedia

Regions & Cities in Nicaragua



Department	Capital city	Department	Capital city
1  Boaco	Boaco	10  Managua	Managua
2  Carazo	Jinotepe	11  Masaya	Masaya
3  Chinandega	Chinandega	12  Matagalpa	Matagalpa
4  Chontales	Juigalpa	13  Nueva Segovia	Ocotal
5  Estelí	Estelí	14  Rivas	Rivas
6  Granada	Granada	15  Río San Juan	San Carlos
7  Jinotega	Jinotega	16  Región Autónoma del Atlántico Norte	Bilwi
8  Leon	Leon	17  Región Autónoma del Atlántico Sur	Bluefields
9  Madriz	Somoto		

Largest cities or towns of Nicaragua				
http://www.geonames.org/NI/largest-cities-in-nicaragua.html				
	Rank	Name	Department	Pop.
	1	Managua	Managua	973 087
	2	León	León	144 538
	3	Masaya	Massaya	130 113
	4	Tipitapa	Managua	127 153
	5	Chinandega	Chinandega	126 387
	6	Matagalpa	Matagalpa	109 089
	7	Estelí	Estelí	96 422
	8	Granada	Granada	89 409
	9	Ciudad Sandino	Managua	70 013
	10	Juigalpa	Chontales	54 732